

25F Traffic Intensity Factor Guidelines

The Traffic Intensity Factor Guidelines provide a useful tool to help determine the likely traffic generation associated with particular activities, to determine whether an activity will require resource consent. You are able to submit an alternate traffic intensity for a proposed activity as assessed by a suitably qualified Transportation Engineer. The Traffic Intensity Factor which has been determined for each Zone (refer to Part B – Land Use) is based on an assessment of what traffic effects are appropriate in the Zone. If your activity complies with the Traffic Intensity Factor set for the Zone then it is a Permitted Activity. If it is unable to comply then a resource consent will be required to assess the likely effects that the traffic generation may have on surrounding land uses and on the roading network.

The Traffic Intensity Factor Guideline provides a means of assessing the likely traffic effects from a particular new activity before an activity establishes on a site. The Traffic Intensity Factor is based on the average typical daily one-way vehicle movements for a particular activity. Consequently, in any particular example, it may not represent the amount of traffic that is actually generated by a land use. Appendix 25F sets out the Traffic Intensity Factor which has been calculated for a variety of activities.

Note 1: The Traffic Intensity Factor does not apply to, or limit, existing activities and does not limit future increases in traffic generation from a site unless:

- this is the subject of a condition in a resource consent; or
- the effect of an increase in traffic is such that the scale, intensity, or character of the activity changes, in which case existing use rights under section 10 of the RMA no longer apply.

Note 2: A Traffic Intensity Factor has been worked out for a limited number of activities. If there is no Traffic Intensity Factor in Appendix 25F for the activity that is being considered, the Traffic Intensity Factor for the activity in Appendix 25F that is closest in scale, intensity and character to the activity being considered can be used. In cases where there is uncertainty then Council may request that a Traffic Impact Assessment Report be prepared by a suitably qualified Transportation Engineer to determine the likely traffic generation associated with an activity to confirm the activity status.

Note 3: Having established the Traffic Intensity Factor for a particular activity from Appendix 25F, reference must be made to the Rules for the Zone in which the activity is to be located. The Rules state the Traffic Intensity Factor for the Zone. If the Traffic Intensity Factor for the particular activity, as listed in Appendix 25F, is less than the Traffic Intensity Factor for the Zone, the activity is permitted. If it is greater than the permitted Traffic Intensity Factor for the Zone, the activity is considered a Restricted Discretionary Activity. In considering a Restricted Discretionary application, the Council will restrict the exercise of its discretion to the consideration of those matters listed under the relevant Traffic Intensity Rule in the Zone Chapters.

Example: A motel with 6 units has a Traffic Intensity Factor of 18. If it is proposed in the Residential Zone, which has an allowable Traffic Intensity Factor of 20, it is, in terms of traffic intensity, a permitted activity.

Note 4: A vehicle travelling to a site = one vehicle movement. A vehicle travelling to a site and then leaving to go elsewhere = two vehicle movements.

Note 5: Where there is more than one activity on a site the Traffic Intensity Factor is calculated separately for each activity, then added together. This not only applies where there are two or more new activities proposed, but also means that if an existing activity on a site has a Traffic Intensity Factor of, e.g. 20, and the Zone permits a Traffic Intensity Factor of 40, any new activity may have a Traffic Intensity Factor of 20 before it is subject to a resource consent.

Land Use Activity	Traffic Intensity Factor (based on average daily one-way vehicle movements)
Residential	
Dwellings	6 per unit
Home Occupations	10 per non residential employee
Pensioner Housing	2 per unit
Boarding Houses	2 per 2 persons accommodated
Casual Accommodation	
Home Stay/Bed & Breakfast	2 per 2 persons accommodated
Camping Grounds/Motor Camps	3 per unit and/or 2 per camp site
Motel	3 per unit
Tourist Hotel	2 per rooms
Retail	
Shops (including TAB facilities) / Shopping Centres	70 per 100m ² GFA
Supermarkets	100 per 100 m ² GFA
Garden or Hire centres	50 per 100 m ² space open to public
Building Supply Outlets	30 per employee

Land Use Activity	Traffic Intensity Factor (based on average daily one-way vehicle movements)
Service Stations with Shop	500 per 100 m ² GFA shop
Vehicle sales, repair, service	20 per 100 m ² GFA
Office and Commercial	
Commercial / Office	10 per 100 m ² GFA
Restaurants/Bars	
Fast Food with Drive-In	200 per 100 m ² GFA
Restaurants, Bars, Cafes	60 per 100 m ² GFA
Industry	
Industrial Units	5 per 10 m ² GFA
Distribution Centres	4 per 100 m ² GFA
Bulk Warehousing	4 per 100 m ² GFA
Contractors depots	4 per 100 m ² GFA
Port/Sea Terminal	4 per 100 m ² GFA
Health and Education	
Hospitals	50 per 100 m ² GFA
Retirement Facility	2 per bed
Healthcare Services	50 per 100 m ² GFA
Educational Facility	30 per staff member
Child Care Facility	100 per 100 m ² GFA
Recreation	
Boat Ramps	200 per ramp
Gymnasiums	50 per 100 m ² GFA
Tennis, Squash, basketball, badminton	50 per court
Golf courses	300 per course
Cricket, football, hockey	100 per playing field or 60 per 100 spectator seats
Places of Entertainment	2 per every person facility is designed for
Places of Assembly	2 per every person facility is designed for
Other buildings for Social, Cultural or Recreational purposes (including Grandstands)	2 per every person facility is designed for
Marinas	2 per berth
Rural	
Farming	No specific intensity factor provided. Each activity must demonstrate compliance with the limits of the subject zoning (i.e. 60 movements per site in the Rural Zone)
Forestry	No specific intensity factor provided. Each activity must demonstrate compliance with the limits of the subject zoning (i.e. 60 movements per site in the Rural Zone)